

TO LET
LIGHT INDUSTRIAL/WORKSHOP/OFFICE
FROM 93 SQ.M. (1,000 SQ.FT.)

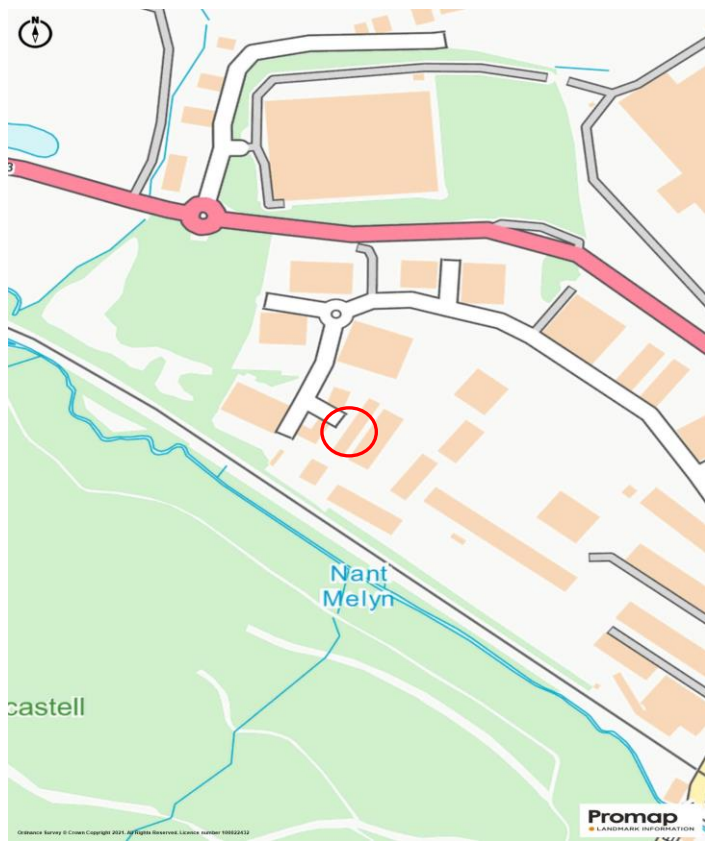


Unit 9 Green Park Industrial Estate,
Coedcae Lane, Pontyclun. CF72 9GP

- Easy access to M4 motorway network
- Forecourt Parking
- Roller Shutter access

Rent £9,000pax

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LOCATION

The subject property is situated to the Green Park Industrial Estate a mixed use Light Industrial/Office location off Coed Cae Lane near the town of Pontyclun.

Pontyclun is accessed via the A473. The local road system provides swift access to the M4 motorway at junction 34 via the A4119, which in turn provides access into Cardiff in the East and Bridgend in the West.

DESCRIPTION

The property comprises an office/industrial/trade-counter unit suitable for a variety of uses subject to the necessary consents.

The unit benefits from a pedestrian entrance door plus a security roller shutter providing access to the ground floor with office space, store room/workshop area, staff room/tea-point and further offices to the first floor.

The offices benefit from strip lighting, laminate floor covering to part, W.C. and teapoint facilities. The unit benefits further from car parking spaces to front.

ACCOMMODATION

The accommodation briefly comprises:

Ground Floor 93 sq.m. (1,000 sq.ft.)

First Floor mezzanine level unmeasured comprising two offices - area to be advised

TENURE/TERMS

The accommodation is available on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

INCENTIVES AVAILABLE

SERVICE CHARGE

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating D.

Copy certificate available upon request.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 01443 425002 .

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

V.A.T.

All figures are quoted exclusive of V.A.T. where applicable.

SUBJECT TO CONTRACT AND AVAILABILITY

VIEWING STRICTLY BY APPOINTMENT ONLY



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13 Mount Stuart Square, Cardiff Bay, Cardiff
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